

**LULU CITY ASSOCIATION
MINUTES TO BOARD MEETING
October 24, 2019, 3:30 P.M. (MST) / 5:30 PM (EST)
MINUTES**

1. Roll call, determination of quorum and certification of proxies. Board members: Jill O'Dell (Unit 6G), Peter McGinty (Unit 5A), Nicki Bergstrom (Unit 6A), Brad Sablosky (Unit 4E), Andrea Booth (Unit 4C) and Dan Peterson (Unit6I), Barbara Nazari (Unit 3B). Owners present in person or by telephone: Mike and David Zutler, (Unit 5F), and Jennifer Vandeborgt (Unit 5C)
Also present: Judi Balkind, HOA Manager and Nicole Pieterse, Attorney
2. Motion to approve/waive notice of meeting. ***Dan Peterson made a motion to approve notice of the meeting. Andrea Booth seconded the motion and motion passed.***
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant) are present.
4. Approval of Agenda. ***Brad Sablosky made a motion to approve the Agenda. Barbara Nazari seconded and the motion passed.***
5. Approval of the Minutes for the Board meeting on October 7, 2019. ***Andrea Booth made a motion to approve the minutes. Brad Sablosky seconded the motion and motion passed.***
5. Request from owner to speak on agenda item:
 - a. Zutler's indicated that the Rules and Regulations, Item 3 on page 3 indicates North side when it should read East side of Building 5. Dryer Vent issues: Discussion ensued. Nicole recommended that the Zutler's determine what the remedy is and the cost and present that to the Board.
6. Old Business:
 - a. Approve new Rules and Regulations: Nicole Pieterse presented the updates made and those which remain the same in the documents to the Board. Discussion ensued regarding updating the Declarations to match the Rules and Regulations. Nicole recommended two amendments be done for the Declarations and then voted in one vote, to be addressed at a future meeting. ***Nicki Bergstrom made a motion to approve the Rules and Regulations with the noted changes. Andrea Booth seconded and the motion passed unanimously.***
 - b. Asphalt – Drain – Trash Enclosure, Update. Jill provided an update to the Board on the progress to date and what is planned going forward. Discussion ensued. It was also discussed that the location of the ski lockers which seem to get hit by cars regularly, will be reviewed to see if they can be relocated temporarily.
 - c. Winter cover for pool, Update: Jill informed the Board that the cover has been ordered, however it is backordered at this time until November 5th.
 - d. Replacement Doors (8), Building 6 and 5: Brad updated the Board on the estimate he received. Judi provided her meeting notes with the vendor. Recommendation was made to get bids to use ½ glass doors in building 6 and full glass in building 5. Discussion ensued. Brad will reach out to vendor to get specific pricing for the doors and hardware

discussed, which includes one metal, 3 half glass, 4 full glass doors.

7. New Business:
 - a. Budget Committee and Annual Meeting date. Jill O'Dell and Dan Peterson will be on the budget committee and begin working on 2020 budget with Kurt. Discussion ensued regarding various items to which could be improved throughout the property. Annual Meeting date: December 14th; Judi Balkind will reserve the largest library room at 3:00 pm.
 - b. Board Member elections: recommended that we have a nomination committee prior to meeting. Judi Balkind will take care of duties for nomination committee.
 - c. Concerns regarding threats from owners in regards to Rules and Regulation changes. Recommended that we seek legal response to these items.
8. Next Board meeting date: December 5, 2019 at 3:30 PM MST.
9. Nicki Bergstom made a motion to adjourn. The motion was seconded and approved.

Respectfully submitted,

Judi Balkind

By: Jarmik Property Management, Inc.
Judi Balkind, LuLu City HOA manager